



25 Vancouver Road, Worthing, BN13 2TG

Asking Price £280,000

and company  
**bacon**  
Estate and letting agents





Chain free two bedroom mid-terrace house on Vancouver Road, Durrington, ideally situated close to local shops, schools and transport links. The property offers a spacious living room to the front, a modern kitchen with space for a breakfast table to the rear, two well proportioned double bedrooms and a family bathroom upstairs. Externally, a generous south aspect garden. Ideal home for a first time buyer, downsizer or investor.

- Mid-Terraced House
- Two Double Bedrooms
- South Aspect Garden
- Enclosed Porch
- Double Glazing
- Popular Location
- Walking Distance To Local Shops
- Chain Free







### Porch

1.24 x 0.92 (4'0" x 3'0")

Glazed door leading to enclosed porch. Cupboard housing; fuse board and electric meter. Door to;

### Living Room

5.98 x 3.64 (19'7" x 11'11")

Open staircase. Night storage heater. Window. Carpet. Pendant lights. TV satellite point

### Kitchen

3.63 x 2.54 (11'10" x 8'3")

Roll top work surfaces. Range of wall and matching base units and drawers. 'Lamona' oven. Electric hob with canopy extractor fan above. Space for under counter washing machine. Single sink drainer with mixer tap above. Double glazed window. Glazed door to rear garden.

### Stairs leading to first floor landing

#### Bedroom One

3.64 x 3.22 (11'11" x 10'6")

Double bedroom. Night storage heater. Window. Pendant light. Carpet.

#### Bedroom Two

3.64 x 2.49 (11'11" x 8'2")

Double bedroom. South aspect overlooking garden. Night storage heater. Carpet. Pendant light. Shelved cupboard above stairs.

### Hallway Cupboard

Housing hot water cylinder with shelving above.

### Bathroom

2.23 x 1.55 (7'3" x 5'1")

White bathroom suite. Bath with electric shower. Glass shower screen. Dual flush toilet. Pedestal

wash hand basin. Wall mounted vanity cabinet. Heated towel rail. Extractor fan.

### Garden

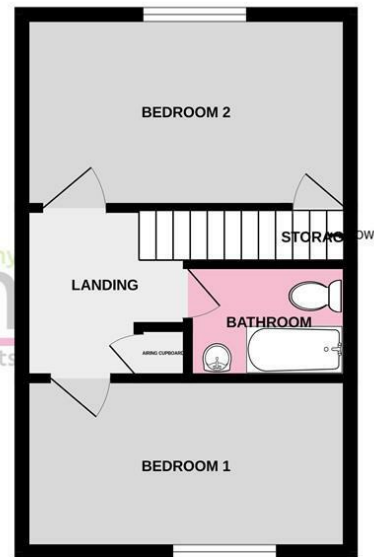
South aspect rear garden. Part paved with a section of laid to lawn. Gate leading to rear passage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

and company  
**bacon**  
Estate and letting agents

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk